



An impressive Oast House set in the Kentish countryside

Old Soar Road, Plaxtol, Sevenoaks, Kent, TN15

£4,000 pcm plus fees apply, Unfurnished
Available from 31.10.2019, EPC Rating = To be confirmed

savills

Set in idyllic country location • Well presented throughout
• Character property with original features • Garage and ample off street parking • Large maintained gardens

About this property

This charming and characterful Oast House benefits from a number of features whilst enjoying a stunning rural setting.

Opening into the entrance roundel with stone tiled flooring and atrium window, the spacious internal hall leads to the multiple entertaining rooms of the house.

The drawing room boasts an attractive open fireplace with marble surround and 2 windows to side of the house. Double doors open from the drawing room into the triple aspect roundel room which also has a door leading through to the rear entrance hall with tiled flooring, storage cupboard, integral access to the single garage, and access to the rear of the property. Adjoining the drawing room and accessed from the internal hall is the dining room with window to side.

Across the hall is the generously proportioned kitchen benefitting from a range of upper and lower units providing ample storage, and a selection of appliances including a five ring gas range with oven below, additional electric oven, dishwasher, and integrated fridge/freezer. All this is open plan with the large family dining room which enjoys double doors opening onto the patio area.

A doorway leads through to a pantry with fitted sink and access to the rear of the property. There is also a separate utility room and integral access to the single garage.

The ground floor is completed by a large coat/boat room accessed from the internal hall, which also leads to the guest cloakroom.

Rising to the first floor, there is a galleried landing looking down into the internal hall. The large master bedroom benefits from a walk through dressing room with fitted wardrobes to two walls, and a luxurious en suite bathroom provides a bath and double shower. There are a further 5 bedrooms, of which 2 have en suite bathrooms, and the well appointed family shower room. Stairs rise to the second floor where there is a large boarded loft space.

Externally there is a generous, maintained garden mainly laid to lawn with large patio area, ideal for alfresco entertaining. The property also enjoys a rural location forming part of a private estate in the beautiful Kentish countryside. There is also the added benefit of a single garage and courtyard parking.





Local Information

This property is situated in a cluster of buildings close to the centre of the popular village of Plaxtol, which is designated as an Area of Outstanding Natural Beauty. The property is a short car journey from Sevenoaks.

Mainline Rail Services: An excellent service runs from Sevenoaks into Central London and to the South East Coast. Services also run from surrounding stations at Borough Green (London /Victoria) Hildenborough and Bat and Ball. Further details can be obtained via southeasternrailways.co.uk.

Schools: Kent provides one of the most sought after education systems in the country and maintains the Grammar School system, (11 Plus entry exam). There is a broad mix of State and private at every level from pre-school to further education. Contact Kent County Council for further details: 01622 696565 (www.kent.gov.uk).

Leisure Facilities: There is something for everyone in and around Sevenoaks. Local clubs and activities cater for most needs, including cricket at Sevenoaks' historical Vine Cricket Ground. For more leisurely pursuits, there are cinemas, theatres, country walks and places of historical interest such as Knole Park and Hever Castle. London and all the Capital has to offer is 30 miles away from Sevenoaks. The South East coastal resorts are approximately an hour's drive away.

Local Authority

Tonbridge and Malling Borough Council

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

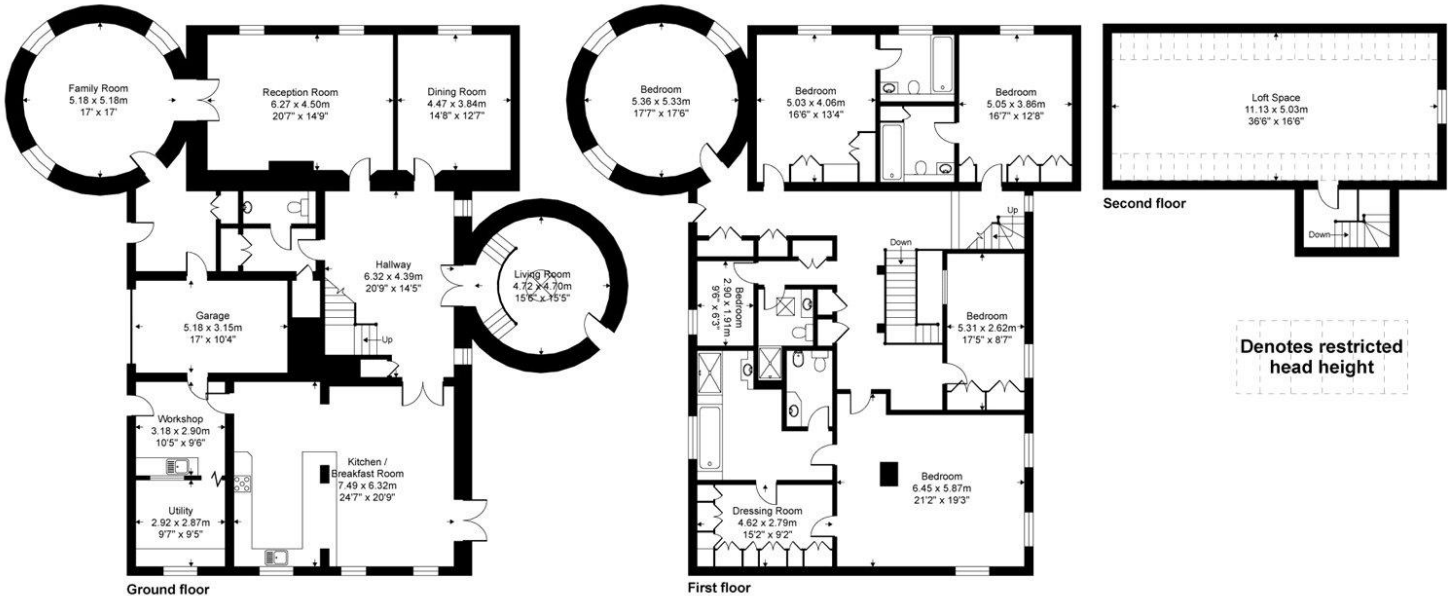



Old Soar Road, Plaxtol, Sevenoaks, Kent, TN15
Gross Internal Area 5428 sq ft, 504.3 m²

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Gross internal floor area (approx):
504.2 sq m / 5428 sq ft (Excludes Restricted head height & Includes Garage)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191004MEHE

